

## **City of Fresno Draft FY 2005 Action Plan**

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**CITY OF FRESNO  
FY 2005 ACTION PLAN**

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## EXECUTIVE SUMMARY

The City of Fresno is an entitlement jurisdiction for federal formula grants through the Community Development Block Grant (CDBG) Program, the HOME Investment Partnerships (HOME) Program and the Emergency Shelter Grant (ESG) Program. The intent of the grant funds is to provide decent housing, provide a suitable living environment, and to expand economic opportunities, primarily for low- and moderate-income persons.

As a condition of receiving federal funds, the U.S. Department of Housing and Urban Development (HUD) requires entitlement jurisdictions to annually prepare a multi-year Consolidated Plan, an annual Action Plan and a Consolidated Annual Performance and Evaluation Report (CAPER).

### Federal Report Requirements

In accordance with HUD regulations, the City prepared a 2001-2004 Consolidated Plan adopted by the Fresno City Council on May 16, 2000. The Consolidated Plan includes a comprehensive housing and community development needs assessment and a strategy to address the needs.

In addition to the multi-year Consolidated Plan, the City of Fresno prepares an Action Plan to fund programs and projects consistent with the goals of the adopted Consolidated Plan. The FY 2005 Action Plan program year begins July 1, 2004, and ends June 30, 2005. At the end of each year the performance of programs and projects funded in the Action Plan are reported in the CAPER.

The City is extending the 2001-2004 Consolidated Plan one additional year. Thus, the FY 2005 Action Plan is the last plan under the Consolidated Plan, as proposed to be amended. Over the next twelve to eighteen months the City of Fresno will undergo the consolidated planning process for the 2006-2010 Consolidated Plan. The process will involve comprehensive collaboration to identify community needs and to create a unified vision for community development actions.

### State and Local Policies

In order to meet the increasing need of affordable housing, the City of Fresno has adopted and implemented local housing policies to address the need of providing affordable housing and a suitable living environment for Fresno residents.

On April 9, 2002, the City Council adopted a Housing Policy to address the issues of housing quantity and quality. On June 18, 2002, the City Council adopted the state-mandated Housing Element of the City's General Plan. The Housing Element sets forth community housing needs, policies and programs aimed at attaining defined goals.

Additionally, in 2002, the Mayor identified four priorities for CDBG funding:

1. Projects should serve the purpose and intent of the CDBG program.
2. Projects should serve that portion of the community in greatest need of the CDBG resources.
3. Highest priority should be given to projects considered to be essential.
4. Projects should support other City priorities, such as, the revitalization of downtown Fresno, the Enterprise Zone, and the Empowerment Zone objectives.

### Entitlement Funds

HUD provides eligible metropolitan cities and urban counties, called "entitlement communities" with annual direct grants named the Community Development Block Grant (CDBG), the HOME Investment Partnerships (HOME) and the Emergency Shelter Grant (ESG). Additionally, HUD has a new program, the American Dream Downpayment Initiative (ADDI), with the purpose of assisting low-income families achieve homeownership.

The grants may be used to improve community facilities and services; rehabilitate housing, create affordable housing, provide down payment assistance to first-time homebuyers, and/or provide economic opportunities; principally, to benefit low- and moderate-income persons.

Entitlement funds are allocated based upon the need of the community. Fresno is a metropolitan service area (MSA) and its funding levels are determined by the most advantageous of two formulas, either: (1) the presence of overcrowded housing, population and poverty rate; or (2) age of housing, population growth lag, and poverty rate.

The fiscal year 2005 (FY05) total allocation for the CDBG, HOME, ESG, and ADDI Programs is \$14 million. The allocation cycle for FY05 projects operates July 1, 2004 through June 30, 2005. The following table details the FY05 entitlement allocations by program.

FY 05 ALLOCATION	
CDBG	\$9,186,000
HOME	\$4,134,700
ESG	\$343,189
ADDI	\$338,235
<b>TOTAL</b>	<b>\$14,001,894</b>

In addition to the annual entitlement funds, program income from previously funded CDBG and HOME projects, program savings, and uncommitted carryover funds will be used to fund project requests. Details of all revenue, project and program expenditures are available in the Program Budget section of this Action Plan.

The City continues to make progress on reducing the deficit incurred as a result of the miscalculation of the estimated FY 2001 and estimated FY 2002 carryover and the miscategorization of Section 108 loan proceeds resulting in the over statement of the CDBG available balance. Until the deficit is eliminated, the City will reduce the projected revenue for its available CDBG funds.

### Citizen Participation

In preparing the FY 2005 Action Plan, the City published a Notice of Funds Available (NOFA) for the CDBG, HOME and ESG programs. Government agencies, neighborhood groups, nonprofit service providers, and those expressing an interest were mailed the NOFA. Public hearings, meetings and workshops were held explaining the funding sources, the federal requirements, the application process and eligible activities. All CDBG activities in the FY 2005 Action Plan meet the primary objective of the CDBG Program, by addressing the needs of low- and moderate-income persons.

Two public hearings were held with the Housing and Community Development Commission (HCDC), to solicit public input, evaluate the performance of the previous year's activities, and to review proposed applications for FY05. Public hearings were noticed in The Fresno Bee and all applications received by March 9, 2004, were made available for public review.

In accordance with HUD requirements, the City published the draft FY 2005 Action Plan and made copies available at public locations for a 30-day public review. The public review began May 16, 2004. A copy of the draft FY 2005 Action Plan was sent to HUD for an unofficial review of the activities and for identification of any programmatic concerns. The final FY 2005 Action Plan is due to HUD by June 30, 2004.

Additionally, the City Council held a public hearing on June 15, 2004, during the FY 2005 City of Fresno budget process. The public hearing was noticed in The Fresno Bee and agencies applying for funds were notified to attend the public hearing to present testimony on their projects. On June 30, 2003, the Council adopted the FY 2005 Action Plan.

During the action plan process, the City published information on its website at [www.fresno.gov](http://www.fresno.gov). Also posted on the webpage is the City's Information Guide for Applying for Funds; the 2001-2004 Consolidated Plan, the Consolidated Annual Performance and Evaluation Report (CAPER); and the Analysis of Impediments to Fair Housing.

### Program and Reporting Time Frames

The FY 2005 Action Plan refers to its program year as fiscal year 2005 (FY05), which begins July 1, 2004 and ends June 30, 2005. This is done to coincide with the City's budget cycle. Note that the entitlement funds referenced in this document are from the federal government's FY 2004 funding cycle, which begins October 1, 2003 and ends September 30, 2004.

## COMMUNITY PROFILE

Fresno is the sixth largest city in the State with a population of 427,652. It is the business and cultural center of the San Joaquin Valley, home to the nation's richest agricultural region. Fresno stretches 104.4 square miles and has a diverse racial and ethnic population represented by more than 70 ethnic communities.

### Population Characteristics

Population	1990 Census Data	2000 Census Data	% Change
White (non-Hispanic)	174,893	159,473	-8.82%
Black (non-Hispanic)	27,653	34,357	24.24%
Hispanic (all races)	105,787	170,520	61.19%
Native American	2,556	3,259	27.50%
Asian/Pacific Islander	42,211	47,563	12.68%
Other (non-Hispanic)	1,102	728	-33.94%
Total Population	354,202	415,900	20.40%

Source: 1990 and 2000 U.S. Census

Special Categories	1990 Census Data	2000 Census Data	% Change
Migrant Farmworkers	1,600	N/A	0%
Students	17,683	N/A	0%

Source: 1990 and 2000 U.S. Census

- ❖ The homeless population is estimated at 3,200 persons. This includes an estimated 1,400 youths, some of whom are unsheltered.
- ❖ There are an estimated 4,150 individuals within Fresno considered to have severe and chronic mental disabilities (1999 estimate).
- ❖ In 1999 Fresno County Community Health Services and the Centers for Disease Control (CDC) estimated that in Fresno County the number of persons diagnosed with HIV is between 1,700 and 2,300, and the number of persons diagnosed with AIDS is 1,187. The CDC estimates that fifty-percent of those infected with HIV will develop AIDS within 10 years.

## Household Characteristics

Households	Total 1990 Households	% of Total Households	Very Low-Income 0-50% MFI	Low-Income 51-80% MFI	81-95% MFI	Above 95% MFI
White (non-Hispanic)	74,753	61%	19%	15%	8%	58%
Black (non-Hispanic)	9,268	8%	45%	18%	7%	31%
Hispanic (all races)	27,710	23%	36%	20%	10%	34%
Native American	972	1%	26%	28%	5%	42%
Asian/Pacific Islander	9,166	8%	49%	18%	5%	28%
All Households	121,869	100%	27%	16%	8%	48%

Source: 1990 and 2000 U.S. Census

- ❖ The number of households increased to 140,079 in the year 2000.
- ❖ Female only heads of household comprise 29% of total households; while 8.7% are male only heads of household.
- ❖ Large households (defined as five or more persons) accounted for 18% of all households.
- ❖ There are 25,845 large households; of this total 11,745 are owners and 14,100 are renters.

## Income Characteristics

- ❖ The Median Family Income (MFI) for the Fresno Metropolitan Statistical Area is \$45,900.
- ❖ Income levels for Hispanic, Black and Southeast Asian populations suggest a need for affordable housing.
- ❖ Over 50% of Hispanic and Southeast Asian populations have low and moderate incomes.

## CONSOLIDATED PLAN PRIORITY NEEDS

The 2001-2004 Consolidated Plan details prioritized needs for housing, homeless persons, and community development. In assessing and prioritizing the needs, special attention was given to children, the elderly, persons with special challenges, the homeless, and other people with special needs.

The process for a new Consolidated Plan will start during the City's 2005 fiscal year. It will cover July 1, 2006 through June 30, 2010. An extensive public outreach effort will be undertaken to prepare a needs assessment that reflects the current needs of the community.

The following sections summarize priority housing, community development and homeless needs as detailed in the current Consolidated Plan.

### Priority Housing Needs - Households

RENTER	Household	Needs	PRIORITY NEED		
			0-30% MFI	31-50% MFI	51-80% MFI
	Small	Rent Cost Burden > 30%	H	H	M
		Rent Cost Burden > 50%	H	H	H
		Physical Defects	H	H	M
		Overcrowded	M	M	M
	Large (5 or more related persons)	Cost Burden > 30%	H	H	H
		Cost Burden > 50%	H	H	H
		Physical Defects	H	H	M
		Overcrowded	H	H	H
	Other Special Need Groups	Supportive Housing 30%	H	H	H
		Accessibility Upgrades	H	H	H
	Elderly	Cost Burden > 30%	H	H	M
		Cost Burden > 50%	H	H	M
		Physical Defects	H	H	L
		Overcrowded	M	M	M

High (H), Medium (M), Low (L)

- ❖ There is a shortage of affordable rental housing for large families in both public and



private housing projects. Overcrowded housing exceeds 13%, as a result, special consideration is given to rental projects with three and four bedroom units that serve households with incomes less than fifty-percent of the median family income.

OWNER-OCCUPIED HOUSEHOLDS	Needs	PRIORITY NEED LEVEL		
		0-30% MFI	31-50% MFI	51-80% MFI
	Cost Burden > 30%	L	M	H
	Cost Burden > 50%	L	L	M
	Physical Defects	H	H	H
	Overcrowded	M	M	H

High (H), Medium (M), Low (L)

- ❖ Low-income households earning 51% to 80% of the median family income with a cost burden greater than thirty-percent of their income, are assigned a high priority. This group is most sensitive to rising housing costs and can most readily benefit from home buyer assistance programs.
- ❖ The needs of low-income home ownership fall into two categories: (1) those in need of assistance to purchase a home, and (2) those in need of rehabilitation and maintenance.
- ❖ Owner-occupied units with structural defects are a high priority and benefit from housing rehabilitation and neighborhood improvements. The improvements serve to stabilize the neighborhood.

### Priority Community Development Needs

Public Facility Needs	Priority Need
Senior Centers	H
Youth Centers	H
Neighborhood Facilities	H
Childcare Centers	M
Parks and Recreation Facilities	H
Health Facilities	L
Parking Facilities	L

High (H), Medium (M), Low (L)

Infrastructure Improvement Needs	Priority Need
Solid Waste Disposal Improvements	L
Flood Drain Improvements	M
Water Improvements	L
Street Improvements	H
Sidewalk Improvements & accessibility	H
Sewer Improvements	M
Asbestos Removal	H

- ❖ A high priority need is assigned to neighborhood improvements and has been a traditional use of CDBG funds.
- ❖ Infrastructure projects are selected from an inventory of capital improvement

projects compiled by the City's Public Works and Parks, Recreation and Community Service Departments.

Public Service Needs	Priority Need
Senior Services	H
Services for persons with disabilities	H
Youth Services	H
Transportation Services	M
Substance Abuse Services	H
Employment Training	H
Crime Prevention	H
Fair Housing Counseling	H
Tenant/Owner Counseling	H
Childcare Services	M
Health Services	M

Economic Development Needs	Priority Need
Commercial-Industrial Rehabilitation	H
Commercial-Industrial Infrastructure	M
Micro Business	M
Technical Assistance	M

Historic Preservation Needs	Priority Need
Residential Historic Preservation	H
Non-residential Historic Preservation	H

High (H), Medium (M), Low (L)

- ❖ HUD limits the use of CDBG funds to 15% for public service activities. Public Service needs are generally met by nonprofit organizations, funded by various public and private sources. The City makes annual social service funds available through its General Funds.
- ❖ Economic development needs are highest for job creation activities, commercial, and industrial rehabilitation; particularly as they relate to development and redevelopment.
- ❖ Code and law enforcement, including crime prevention, as a component of rehabilitation and area revitalization, is given a high priority in relationship to its importance in stabilizing neighborhoods.

### Priority Homeless Needs

Needs	PRIORITY NEED LEVEL		
	Female	Male	With Special Needs
Outreach Assessment	H	H	H
Emergency Shelters	H	H	H
Transitional Shelters	H	H	H
Permanent Supportive Housing	M	H	H
Permanent Housing	H	M	M
Counseling	H	H	H

High (H), Medium (M), Low (L)

- ❖ Homeless priorities were assigned based upon input from homeless service providers, the public, and needs data compiled by the Fresno-Madera Continuum of Care Collaborative.
- ❖ Provision of emergency shelters for homeless families and individuals; outreach assessment; transitional shelters and permanent housing were determined to be the highest priorities.

#### [Estimated Costs of Priority Needs](#)

The 2001-2004 Consolidated Plan estimates the cost of meeting housing, community development and homeless needs to be \$1.3 billion. Increased labor, material and real estate costs may significantly increase the estimated amount. The new Consolidated Plan will re-examine the needs and reflect a new estimation.

## SUMMARY OF CONSOLIDATED PLAN PRIORITIES

The intent of the federal grant funds is to provide decent housing, a suitable living environment, and to expand economic opportunities; primarily, for low- and moderate-income persons. The housing, homeless, and community development needs identified and prioritized in the needs assessment guided the development of a four-year, action-oriented strategy to meet the intent of the funds.

The strategy is grouped in four broad categories: the General Housing Plan, the Non-Housing Community Development Plan, and the Anti-Poverty Plan. Each category includes specific actions to be undertaken annually to meet the needs identified in the Consolidated Plan. Funding will be directed according to the strategy and ten priorities detailed in the categories.

### General Housing Plan

- ❖ **New Construction of Affordable Housing.** Increase housing opportunities for very low- and low-income families with five or more members (large related families).
- ❖ **Housing Rehabilitation and Acquisition Program.** Improve the available housing stock for very low- and low-income households.
- ❖ **Redevelopment and Relocation.** Pursue increased housing opportunities and assistance for those displaced through either code enforcement or redevelopment.
- ❖ **General Plan Update.** Monitor the housing goals established in the Housing Element, adopted June 2002, and the 2025 General Plan, adopted November 2002, as they pertain to development of affordable housing for very low- and low-income families. Continue to improve all other City regulations and processes that affect housing access and affordability.

### Non-Housing Community Development Plan

- ❖ **Public Facilities Improvements.** Provide public facilities improvements to facilitate neighborhood revitalization.
- ❖ **Crime Awareness.** Provide funds to increase law enforcement services, primarily in CDBG target areas using the public services portion of the CDBG entitlement.
- ❖ **Anti-Poverty Plan**
- ❖ **Emergency Shelter and Transitional Housing, Prevention of Homelessness, and Permanent Housing for Homeless.** Continue to provide assistance for the homeless and those in danger of becoming homeless and improve the

communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.

- ❖ **External Support and Coordination of Services.** Depending on funding availability, continue to provide assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children, among others. Coordinate with public agencies providing job training, life skills training, lead poisoning prevention and remediation and other education programs that support the City's Consolidated Plan strategies.
- ❖ **Economic Development.** Provide economic development and employment opportunity programs using a variety of funding sources.

### Monitoring

- ❖ **Program Monitoring.** Continue to monitor programs in the Consolidated Plan, annual Action Plan and other applicable federal programs.

## **FY 2005 ACTION PLAN STRATEGIES**

### **Overview**

The strategies and ten priorities identified in the 2001-2004 Consolidated Plan establish the type of activities the City will undertake annually in its Action Plan. The Action Plan identifies several key strategies to meet the housing and community development needs of very low- and low-income families in targeted neighborhoods, and throughout the city of Fresno.

There are limited resources to meet the critical needs within the community, the FY 2005 Action Plan proposes to continue focusing activities on those that implement the ten priorities described in the Consolidated Plan. Funding levels within these priorities may change annually based on available funding sources and categories of need.

The priorities discussed in this Action Plan are often in addition to programs developed and implemented by other governmental agencies, nonprofit agencies and the private sector.

HUD has matching fund requirements for both the HOME and ESG programs. These requirements align with the City's strategy to allocate funds in ways that will maximize impact. Examples of matching funds include:

- ❖ The use of private donations and State grants to homeless service providers to meet the 50% ESG Program matching requirements.
- ❖ The use of private finance and interest subsidies from home buyer programs and residential rehabilitation programs to meet the HOME Program matching requirement.

The City encourages the federal funds from HUD to be used to leverage other funds to address local needs. The federal funds from HUD often are used as a match for another funding source, or serve as collateral to secure greater amounts of financial resources. Efficient use of funds include establishment of valid and cost-effective programs to address the priorities established in the Action Plan. The City recognizes that there are agencies and organizations that may be better equipped than the City to implement certain programs to meet specific community needs.

### **Funding Needs**

The 2001-2004 Consolidated Plan identified funding needs for general housing, non-housing community development, and anti-poverty totaling nearly \$1.3 billion. The average funding needs equal \$330 million per year.

The City's FY05 allocation of CDBG, ESG, HOME, and ADDI funds \$14 million. This

year's funding needs will be partially met through a variety of programs including: Redevelopment Agency housing rehabilitation activities; Housing Authority activities; private development and nonprofit agency activities; other local, state and federal programs; and the CDBG, ESG, and HOME programs identified in the FY 2005 Action Plan.

It is clear the needs exceed existing and expected funding sources. This results in limitations to program services and a greater reliance on leveraging of public and private funds.

The City of Fresno appropriated entitlement funds and earned program income as follows:

**FY05 FUNDS AVAILABLE FOR PROJECTS**

<b>Program</b>	<b>Entitlement</b>	<b>Carryover</b>	<b>Program Income</b>	<b>Total Funds Available</b>
<b>CDBG</b>	\$9,186,000	-0-	\$825,000	\$10,011,000
<b>HOME</b>	4,134,470	1,907,855	4,734,275	10,776,600
<b>ESG</b>	343,189	-0-	-0-	343,189
<b>ADDI</b>	338,235	-0-	-0-	338,235
<b>TOTAL</b>	\$14,001,894	\$1,907,855	\$5,559,275	\$21,469,024

Anticipated CDBG program carryover and program income are estimated to total \$825,000. Program income and carryover funds for the HOME Program are estimated to be \$6,642,130. This includes \$4.7 million in program income, and \$1,907,855 in project carryover. The Emergency Shelter Grant Program will not carry funds into the next fiscal year.

## Strategies for the FY 2005 Action Plan

### **General Housing Plan - Action Plan Priority A**

#### **1. New Construction of Affordable Housing.**

*Increase housing opportunities for very low- and low-income families with five or more members (large related families) through new home construction and increased ownership opportunities.*

#### **Implementation Plan**

- a. **New Housing Development, Single Family Infill Development, CHDO Projects, and City-Led Development Efforts.** The City will cooperate with and provide assistance to for-profit and nonprofit developers to facilitate construction of housing units through: (1) New Housing Development, including assistance to tax credit projects; (2) Single Family Infill Development; (3) CHDO Projects; and (4) City-led Development Efforts.

##### **1) New Housing Development**

- The City initiated a downtown residential mixed-use development project, Broadway Row, which will include up to 120 live-work residences and townhomes. Approximately 20 percent of the residences will be affordable. Land assembly is anticipated for completion in FY 2005. HOME funds in the amount of \$2 million will be expended on this project.
- A five-acre parcel located in southeast Fresno will be developed in conjunction with the Fresno Area Transit as a transit oriented development. A multi-modal transit station will be accompanied with approximately 25 affordable, single-family residential units. HOME funds in the amount of \$250,000 will be expended for development of this project.
- A ten acre parcel located in southeast Fresno, will be acquired and subdivided as residential lots, for construction by the private sector. The project will develop 50 affordable, single-family residential units. HOME funds in the amount of \$425,000 will be expended for acquisition and development of this project.

##### **2) Single Family Infill Development**

- The City will continue to acquire single- family lots for new construction under its HOME infill housing agreement with the Coalition for Urban Renewal Excellence (CURE). Under this agreement, 20 infill homes will be constructed by June 2005. One home has been constructed and sold, and eight homes are currently under construction. During FY 2005, 10



infill homes will be constructed under this contract. HOME funds for this project were appropriated in FY 2004.

- The City is acquiring single-family lots for a new infill housing demonstration project that will incorporate “green architecture” utilizing alternative building methods and energy efficient sustainable technologies. The City is evaluating 15 lots suitable for this program. HOME funds in the amount of \$175,000 will be expended on this project.

### **3) CHDO Projects**

- Central California Development Center (CCDC) proposes to construct a 20-unit low-income rental housing project. CCDC is currently conducting a predevelopment analysis on the proposed project with CHDO funds awarded in FY04. If the elements of the project are determined to be feasible, HOME funds in the amount of approximately \$200,000 will be expended on development.

### **4) City-led Development Efforts**

- Four proposals are being evaluated as potential HOME funded projects:
  - Southern California Presbyterian Homes proposes to construct 79 affordable senior apartments. The project has been awarded a \$7,000,000 HUD Section 202 grant and requests \$750,000 in HOME funds.
  - Squire Properties proposes to construct a 120-unit large family apartment development. The project sponsor will apply for a 9% low-income housing tax credit in July 2004. HOME funds in the amount of \$1,500,000 have been requested for the project.
  - Hammond Development proposes to construct a new 179 single-family development and is requesting \$1,000,000 in HOME funds for mortgage.
  - National Farmworkers Service Center proposes to renovate the historic Hotel Fresno into 100 affordable senior apartments. The project sponsor intends to apply for a 9% low-income housing tax credit in July 2005. HOME funds requested for this project will be between \$1 million and \$3 million.

HOME-assisted rental units will carry rent and occupancy restrictions for varying lengths of time, depending upon the amount of HOME funds invested per unit as required by HOME regulations. The table below details affordability periods.

Activity	Average per unit HOME Program Assistance	Affordability Period
Rehabilitation or Acquisition of existing housing	< \$15,000/unit .....	5 years
	\$15,000 - \$40,000/unit .....	10 years
	> \$40,000/unit .....	15 years
New Construction or Acquisition of new housing	All assisted units .....	20 years

b. **Support of Tax Credit Projects.**

The City shall provide support for review of tax credit applications for development of low-income multi-family residential units. The City expects there will be three requests for support of tax credit projects in FY05.

c. **Fair Housing.**

To improve opportunities for low income, minority and large households to access affordable housing, the City cooperates with the Fresno Housing Authority and Fair Housing Council of Fresno County in the implementation of training on fair housing issues. The City will continue to work with local lenders and the Consumer Credit Counseling program to provide training and "certification" programs for both homebuyers and tenants who want to become first time homebuyers. These programs shall provide assistance to approximately 400 families a year.

The City has funded the Fair Housing Council \$50,000 of CDBG funds to carry out fair housing activities and Consumer Credit Counseling \$40,000 of CDBG funds for home buyer education.

2. **Housing Rehabilitation and Acquisition Program.**

*Improve the available housing stock for low- and very low-income households. Increase home ownership opportunities for lower income households. Create balanced, viable neighborhoods.*

**Implementation Plan**

a. **Code Enforcement Program.**

The City will enhance and maintain its code enforcement activity to foster decent housing and to ensure that existing housing is safe and sanitary. It is projected that the Code Enforcement Division will receive approximately 2,100 housing code complaints related to health and safety issues involving both single-family and multi-family residential units in addition to the 13,500 public nuisance complaints and zoning violations and over 6,000 weed abatement cases. Staff effort will be focused on the investigation and correction of all substandard conditions. Property owners who fail to comply will be subject to citation and legal action. In addition, Code Enforcement expects to demolish 8 structures in its residential demolition program. Total CDBG funding for the Code Enforcement Program is \$3,312,200.

**b. Housing Rehabilitation Program.**

- ❖ The City will continue subcontracting its Rehabilitation Program to the City Housing Authority. During FY05 the Housing Authority will complete 24 single-family moderate to substantial rehabilitations. HOME funds in the amount of \$455,000 will be used to fund the program.

**c. Senior Paint/Emergency Grants.**

The City of Fresno will complete 60 Senior Paint projects and 10 emergency grants. The City will utilize \$179,900 in CDBG funds for these programs.

- ❖ The Senior Paints Program provides grants averaging \$2,000 per household for eligible, low-income seniors who own their home. The emergency grant provides up to \$4,000 for those low income home owners that: (1) experience problems related to the enforcement of government codes, ordinances and requirements; and, (2) because of financial distress beyond the owner's control, threaten a family's general well being and continued ownership of the property.

**d. Home Buyer Programs.**

- ❖ The City shall continue to provide assistance to qualified first time homebuyers through it revised Homebuyer Assistance Program initiated in November 2004. The program was revised and takes the place of the former Downpayment Assistance Program (DAP) and the Lower Income Homebuyers Program (LIHP).
- ❖ During FY 05, the City will budget \$2,000,000 in HOME funds for this very successful program. In addition, the City was awarded \$1,000,000 from State Housing and Community Development Department (CalHOME) and \$338,235 in American Dream Downpayment Initiative funds from HUD for additional first time homebuyer activities. It is anticipated that the City will provide assistance to 56 first time homebuyers.

**e. Redevelopment Programs.**

Through the use of Housing Set-Aside (HSA) funds the Redevelopment Agency (RDA) shall provide funding for the new construction of single-family houses for low-income persons, and the rehabilitation of existing owner-occupied units. The agency subcontracts with the Fresno City Housing Authority for exterior rehabilitation activities.

**RDA Housing Production Goals**

Rental New Construction	Rehabilitation through the Housing Authority	New Construction
55 units	200 units	2 units

f. **Housing Authority**

The Fresno City Housing Authority will complete: 40 units of Farm Labor Housing; 30 units for Emergency Housing; 50 Mortgage Credit Certificates; 400 people will participate in the Homeownership Training Program; 50 units of California Housing Finance Agency financed housing.

The modernization of Yosemite Village will continue with completion expected in four years. The Housing Authority will administer 5,091 Housing Choice Vouchers (Section 8) and manage 1,230 low income housing units in Fresno and Pinedale.

3. **Redevelopment and Relocation.**

*Pursue increased housing opportunities and assistance for those displaced through either code enforcement or redevelopment.*

**Implementation Plan**

a. At present, HUD regulations and state redevelopment law mandates that relocation assistance be provided to displaced residents. The City adopted a Relocation Plan on February 12, 2002, as part of its revised Citizen Participation Plan.

- During FY05 the City of Fresno in collaboration with Fresno County Economic Opportunities Commission will conduct a public outreach campaign to identify residents improperly relocated from a conversion activity assisted with federal funds. The project used Supportive Housing Program (SHP) funds to convert a residential apartment complex to a transitional living facility. Residents of the apartment complex were not relocated in accordance with federal Uniform Relocation Act (URA) requirements. The City and HUD have prepared an outreach plan to identify the families and provide them with the appropriate relocation benefits in which they are entitled.
- The relocation activity will be funded with program income earned from the closed-out Rental Rehabilitation Program (RRP).

b. Enhance and maintain its enforcement of health, safety, building and zoning codes.

c. Actively utilize all appropriate laws regarding the provision of relocation assistance to those projects displaced by redevelopment projects.

4. **General Plan Update.**

*Monitor the housing goals established in the Housing Element, adopted June 2002, and the 2025 General Plan, adopted November 2002, as they pertain to development of affordable housing for very low- and low-income families. Continue to improve all other City regulations and processes that affect housing access and*

*affordability.*

The Housing Element was adopted in June 2002, incorporating land use policies to accommodate a diversity of housing sizes and types as well as higher residential densities can provide increased opportunities for affordable housing. Additionally, the Housing Element sets forth quantifiable goals for rehabilitation and new construction activities.

### **Implementation Plan**

The City has completed the update of both the General Plan and the Housing Element. The City will continue to monitor the housing and community development goals as outlined in the new 2025 General Plan and the Housing Element. This shall include the following issues:

- a. Mixed-Income Opportunity Housing - Provides housing opportunities in new residential developments for mixed income groups by incorporating housing units affordable to low or moderate income groups into new residential development project proposals.
- b. Density Bonus - Provides incentives to developers through the provision of higher densities, financial incentives, or fee waivers in exchange for a commitment to provide housing for very low- and low-income families or seniors.
- c. Higher Densities - The City has limited acreage designated or zoned for higher density development. The delineation of additional property with such a designation provides greater opportunities for affordable housing and for locational choice.
- d. Minimum Density Development Standards - Requires the development of property at a minimum percentage of the designated density. Utilization of this standard provides for higher densities with typically more affordable prices.
- e. Inner City Fee Reduction - Provides an incentive to promote development in low- and moderate areas of the City by reducing development fees. CDBG funding of \$150,000 has been provided for this activity.

### **Non-Housing Community Development Plan**

5. **Public Facilities Improvements.** Provide public facilities improvements to facilitate neighborhood revitalization.

### **Implementation Plan**

The continued development and maintenance of affordable housing is dependent

upon viable and appropriate infrastructure improvements. Adequate water, sewer, street, transit, fire, police, recreational facilities and services are not only critical to establishing and maintaining viable neighborhoods, but to improving the overall quality of life within the community.

- a. The City continues the upgrading of infrastructure improvements with particular emphasis toward supporting revitalization of neighborhoods that are deteriorating or threatened with deterioration. The City Public Works Department has been funded \$1,189,400 of CDBG funds for infrastructure improvements.
  - b. Emphasis is directed to the improvement of sidewalks, curbs, and gutters in fifteen CDBG target areas. The City Public Works Department has been funded \$1,096,500 of CDBG funds for these activities.
  - c. The continued rehabilitation of recreational facilities and preservation of historically significant public buildings. The City Parks, Recreation and Community Services Department has been funded \$297,500 of CDBG funds for the development of the Dickey Park Youth Center.
6. **Crime Awareness.** Provide funds to increase law enforcement services, primarily in CDBG target areas using the public services portion of the CDBG entitlement.

### **Implementation Plan**

- (a) The City continues to reduce crime through a comprehensive program of suppression, prevention, and public education. The objective of the program is to continue reducing crime by 5% per year. In conjunction with the City's crime awareness program, the City will continue to fund the CARE Fresno Program which is a partnership between the police department and volunteers from neighborhood churches and residents. The purpose is to bring stability to 33 distressed neighborhoods by offering tutoring, reading and mentoring programs, as well as adult training opportunities. The Fresno Police Department has been funded \$1,008,300 for crime awareness activities through the District Crime Suppression Team and the Problem Oriented Policing Team. The Crime Suppression Teams work with Care Fresno to work with neighborhood residents to resolve issues. Care Fresno has been funded \$60,000 of CDBG funds to carry out these activities.

### **Anti-Poverty Plan**

7. **Emergency Shelter and Transitional Housing, Prevention of Homelessness, and Permanent Housing for Homeless.**  
*Continue to provide assistance for the homeless and those in danger of becoming homeless and improve the communication and service delivery capabilities of agencies and organizations that provide programs to assist the homeless.*

## Implementation Plan

- a. The City continues to fund shelters for the homeless and those agencies providing assistance to the homeless through the Emergency Shelter Grant Program. Agencies receiving funding in FY 2005 are detailed in the table below. These activities shall be combined with the Supportive Housing Program (SHP) funds administered by area homeless shelter providers to assist approximately 400 to 430 homeless families and individuals.

Agency	ESG Funding
EOC - Sanctuary Youth Center	63,695
Poverello House	87,513
Marjaree Mason Center	82,949
Spirit of Woman	42,144
Maroa Home	23,646
Turning Point	23,852
Central California Development Center	2,231

- b. The City continues to assist the Fresno-Madera Continuum of Care Collaborative (FMCoC) homeless services providers and other shelter providers to apply for additional ESG, SHP and other federal and private foundation funds.
- c. The FMCoC continues the development of a centralized computer system and related software. The system will collect and provide information on homeless programs and services and provide clearinghouse data for agencies requesting assistance or those offering assistance to families. It is anticipated that over 1,000 homeless families and individuals will benefit from the implementation of such a program on an annual basis.
8. **External Support and Coordination of Services.** Depending on funding availability, continue to provide assistance to public agencies and nonprofit organizations providing neighborhood housing services, supportive services to the homeless, older adults with physical or mental impairment, the mentally ill, victims of domestic violence, and households with abused children among others. Coordinate with public agencies providing job training, life skills training, lead poisoning prevention and remediation and other education programs that support the City's Consolidated Plan strategies.

### **Implementation Plan**

- a. The City, through the goals detailed in its Empowerment Zone Strategy, works with area nonprofits such as the Economic Opportunities Commission and the Workforce Development agencies to create jobs and job training opportunities.
- b. Through the Emergency Shelter Grant funding and Certificates of Consistency the City of Fresno continues to support agencies that provide supportive services and housing assistance to families impacted by domestic abuse. ESG funding provided to agencies such as the Spirit of Woman and the Marjaree Mason Center provide direct services to this target group.

**9. Economic Development.**

*Provide economic development and employment opportunity programs using a variety of funding sources.*

### **Implementation Plan**

- a. Provide technical support to economic development activities by way of encouraging project applications, assisting with market analysis, negotiating agreements between the public and private sectors and ensuring private funding that meets leveraging criteria.
- b. The City will assist economic development through abatement of area slum and blight. The focus will be to stimulate building improvements and upgrade the appearance of commercial properties in designated commercial revitalization areas.
- c. Through the Empowerment Zone Strategy the City aggressively seeks opportunities to create jobs in the city of Fresno. Emphasis and outreach efforts are especially directed to those employers located in areas where low- and moderate-income persons reside. This objective promotes increased revitalization in area neighborhoods, provides employment opportunities to area residents and assists in the goal of reducing the number of persons below the poverty line.

**10. Effective Program Monitoring.**

*Continue to monitor programs in the Consolidated Plan, annual Action Plan and other applicable federal programs.*

### **Implementation Plan**

- a. The City will monitor programs such as the CDBG, ESG, HOME, ADDI, all sub-recipient agreements, commercial and housing rehabilitation, and infrastructure improvements. City staff performs all underwriting activities associated with the homebuyer programs to ensure income and fair housing compliance.



- b. The City will continue to perform on-site subrecipient monitoring of financial as well as programmatic activities, prepare annual performance reports, furnish evidence for audits and participate in program reviews conducted by HUD.
- c. The City will continue to maintain staff's knowledge through consultations with HUD and attendance at workshops and training sessions to develop an expertise in federal, state, and local regulations.
- d. The City annually evaluates its performance in meeting the goals and objectives outlined in the Consolidated Plan and reports the results in the Consolidated Annual Performance Evaluation Report (CAPER).
- e. City programs and projects conducted by subrecipients are set forth in the Action Plan and will be monitored at least twice during the program year to ensure compliance with Action Plan goals and objectives; HUD regulations; and Consolidated Plan priorities and strategies. Agencies not in compliance will be notified in writing with corrective actions necessary to regain compliance. Final qualitative and quantitative data is gathered at the end of the program year and reported in the CAPER.

## ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING

On December 14, 1999, the City Council adopted the second revision to the Analysis of Impediments (AI) to Fair Housing. HUD acknowledged the adopted AI on April 19, 2000.

The AI included a number of tasks addressing the eight impediments to fair housing. According to the AI, the City will annually evaluate its AI and Consolidated Plan program year accomplishments, reevaluate priorities and funding strategies based on current information and evaluation results, report the outcomes, and adjust priorities and programs to better meet identified goals and objectives.

For FY05, the City is proposing to accomplish the following tasks for each of the following impediments:

**Impediment 1:** Substantial number of neighborhoods in need of revitalization

**Action:** Rehabilitate housing, upgrade infrastructure, and improve services necessary to increase the supply of safe, decent and affordable housing for low-income households including minority, persons with disabilities and large family households.

The City continues to fund its Housing Rehabilitation, Public Infrastructure, Crime Prevention, Code Enforcement, Senior Paint and Emergency Repair programs. In addition, the City will continue to work with its funding recipients to add accessibility and visitability features into the projects. This would include working with the homeless facilities to address access problems that have been identified.

**Impediment 2:** Insufficient production of affordable units and rehabilitation of existing units by nonprofit organizations and private sector developers.

**Action:** Increase new construction production and rehabilitation of existing affordable housing by increasing the expertise and capacity of the nonprofit housing community and stimulating the private sector.

The City continues to provide or participate in workshops for various aspects of its grant programs so that the public is well informed about the regulations and processes that effect them. The City will report in the Consolidated Annual Performance and Evaluation Report (CAPER) the number of affordable housing units that are created through the various incentive programs offered by the City. The City will continue to work to improve the capacity of its Community Housing Development Organizations (CHDOs) to effectively use HOME funds in addressing the affordable housing needs of the City.

**Impediment 3:** Inability of low-income households, including minorities, those persons with disabilities, homeless and large families, to purchase adequate housing.

**Action:** Increase the number of qualified home buyers, the number of loans approved

for low-income individuals or households (including minorities, persons with disabilities, homeless and large families), and the number of homes purchased in low-income areas including increasing personal income through economic development activities.

The City continues to provide home ownership seminars, reduce development fees, increase employment opportunities, provide down payment assistance through its Home Buyer Assistance program, and implement affirmative marketing strategies for low income households, including minorities, homeless, large families and persons with disabilities. The City will work with the public to develop appropriate educational and remediation activities after reviewing State Insurance Commissioner's reports for the Fresno area.

**Impediment 4:** Insufficient participation of low-income group and minority volunteers in housing planning, programs and decision-making processes.

**Action:** Continue to promote diversity of composition on all appointed Boards, Committees, Task Forces and Commissions that reflect the cultural, social, racial, economic, family make-up, gender, health, disabilities, age and other characteristics of the population; continue to promote volunteerism and participation in community activities affecting housing.

The City will take necessary actions to increase participation of under-represented groups in the upcoming year. It will continue to promote volunteer programs such as Care Fresno and to print program information in a variety of languages.

**Impediment 5:** Inability to maximize the potential for zoning, building and safety codes to positively impact housing supply and programs due to outdated U.S. Census data and General Plan.

**Action:** Complete current General Plan update and prepare a new Housing Element. Review and improve City codes and ordinances in a manner that (a) enhances affordability, locational choice, accessibility, and visitability, (b) reasonably accommodates all who seek housing and (c) decreases unnecessary housing costs or construction delays by streamlining bureaucratic processes. Improve and step up enforcement and permitting processes to assure that all required local, state and federal laws including Title 24 and other construction regulations related to accessibility continue to be fully implemented, and that designers and builders of single family homes and remodels are aware of programs and advantages of including accessibility features in projects that are not required to include them.

The City adopted the 2025 General Plan in November 2002 and the Housing Element was adopted in June 2002. The City will reformat and upgrade its ADA and 504 Plan. City staff and the City ADA Advisory Committee will work with various trade organizations during fiscal year 2005 to increase public and private sector awareness of accessibility and visitability needs.

**Impediment 6:** Difficult for local, state and federal programs to eliminate discrimination.

**Action:** Document, investigate and monitor registered complaints of housing discrimination. Increase community awareness and knowledge of fair housing rights and responsibilities. Implement programs for recognizing, monitoring and deterring discrimination even in its most subtle forms.

The City continues to contract with a fair housing organization, the Fair Housing Council, to provide a variety of fair housing services which include informational workshops, discrimination mediation activities and written materials. As stated above, the City will analyze the results of the available data from the State Insurance Commissioner's report to determine any course of action that may be needed in the future in these fair housing areas.

**Impediment 7:** Lack of sufficient housing and service for those who are homeless or threatened with homelessness.

**Action:** Improve services and increase housing opportunities for the homeless and those threatened with homelessness including minorities, persons with disabilities and large-family households.

The City will continue to utilize available funding sources to assist those in need of emergency shelter and transitional housing. This would include working closely and providing technical assistance to the Continuum of Care Collaborative in accessing other federal and private foundation funds to address this need. The Collaborative is working to develop a computer program that will allow homeless agencies to better coordinate their services to the homeless population.

**Impediment 8:** Inadequate financial resources for implementation of housing plans and programs.

**Action:** The City will (a) seek additional funding by working with the community nonprofit and private sector groups, other cities and counties, regional partners, legislative advocates and state and federal agencies, (b) margin, leverage and invest funding to maximize purchasing power, (c) continue to streamline development processes to avoid duplication of efforts, and (d) take actions to stimulate economic development.

The City continues to augment funding resources to address the needs of low income persons in the City.

## CITIZEN PARTICIPATION

Continuing the effort to ensure both public participation and input to the consolidated planning process and to offer easily accessible and informative sources, the City accomplished the following:

- During the program year, the City continued its policy of meeting with representatives of various organizations that are advocates for persons with disabilities in order to discuss the housing needs of this particular segment of the population. The City meets monthly with the Americans with Disabilities Act (ADA) Advisory Council of Fresno to exchange information, encourage awareness of access issues, and to implement projects.
- In the preparation of the Action Plan, City staff invited community agencies and project applicants to participate in two working sessions. Over 50 persons and agencies participated in the sessions. Staff also consistently attends meetings of the Citizens Advisory Committee (CAC), which represents twelve neighborhood associations in Community Development Block Grant (CDBG) eligible areas. Each of the persons and agencies participating in the working sessions have been notified of the Action Plan process and schedule.
- On January 12, 2004, the City published in The Fresno Bee a public notice for a Housing and Community Development Commission (HCDC) public hearing. The hearing was scheduled for January 28, 2004, to review the performance of last fiscal year's activities and to obtain the views of citizens on housing and community development needs for the upcoming Action Plan.
- The second public notice was published in The Fresno Bee on February 4, 2004, notifying the public of the federal funds available for FY05. The noticing invited interested persons to apply for funds for eligible projects prior to March 9, 2004.
- On April 14, 2004, HCDC convened a public meeting to hear presentations from applicants for FY05 CDBG, ESG, and HOME funding. Applicants were allowed time to discuss their project applications with the commissioners.
- Applicants were invited to the April 20, 2004, HCDC meeting to hear discussions on the merits of the applications, compare them to the previously established categories of need, and to make recommendations to the Mayor for inclusion in the FY05 Action Plan. The HCDC recommendation is listed in a table at the end of this section.
- The City maintains an interested applicant list to notify community agencies of requests for proposals. City staff conducted two technical assistance workshops on February 5 and 6, 2004, to assist prospective applicants with submitting complete and eligible funding proposals. The activities in the workshops included a review of the Information Guide, CDBG, HOME, and ESG regulations, and step-by-step instructions on how to complete the Request for Funds form for the CDBG, HOME,

and ESG funds. Staff also invited prospective applicants for ESG funding to meet with a collaborative of ESG applicants to discuss their cumulative needs.

- On May 16, 2004, the City ran a public notice announcing the HUD-required 30-day public review of the draft FY05 Action Plan. Copies of the draft Action Plan were available at all library branches, City Hall and on the City of Fresno's website.

The Citizen Participation process is consistent with the City's Citizen Participation Plan and the 2001-2004 Consolidated Plan. The Action Plan also has provisions for affirmatively furthering fair housing in the City of Fresno. The City continues to work closely in cooperation with the Housing Authorities of the City and County of Fresno and the County of Fresno in the preparation and execution of the City's Action Plan.

### HCDC Recommendation

<b>Ranking</b>	<b>Agency</b>	<b>Average Score</b>
<b>1</b>	FUND, Inc.	40.00
<b>2</b>	House of Hope for Youth	37.83
<b>3</b>	Fresno West Coalition for Economic Dev.	36.00
<b>4</b>	Marjaree Mason Center	35.83
<b>5</b>	CARE Fresno	34.80
<b>6</b>	Turning Point of Central California	34.00
<b>7</b>	West Fresno Healthcare	33.50
<b>8</b>	Fair Housing Council	31.83
<b>8</b>	Valley Small Business Association	31.83
<b>9</b>	Downtown Fresno Development	31.80
<b>10</b>	Fresno Work Investment Board	30.67
<b>11</b>	Catholic Charities	30.50
<b>12</b>	United Way	28.50
<b>13</b>	Consumer Credit Counseling Service	23.17

### Public Comments

Public comments on the federal entitlement funds were received. All written and oral comments made by the public during the public review periods and public hearings are detailed in Appendix D.

**FY 2005**

**PROGRAM BUDGETS  
AND  
PROJECT DESCRIPTIONS**

## COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

	FY04 Adopted	FY05 Proposed
<b>Sources of Revenue</b>		
Entitlement	\$9,382,000	\$9,186,000
Program Income	700,000	825,000
Carryover	(300,000)	-0-
<b>Total Revenue</b>	<b>\$9,782,000</b>	<b>\$10,011,000</b>

  

Eligible Activity	Requested Funding
<b>Code Enforcement</b> Funds will be used to enforce building and zoning codes in the CDBG target areas, including enforcement of the housing code, dangerous building code, weed abatement, public nuisance ordinance, zoning ordinance, and fund the residential demolition program. Eligibility: Low/Mod Area Benefit - Code Enforcement Action Plan: General Housing (Plan B)	3,312,200
<b>Fair Housing Council</b> Funds will be used to provide a multi-faceted fair housing program of education and outreach, enforcement and advocacy to affirmatively further fair housing throughout Fresno County by increasing public awareness and compliance with fair housing laws. Eligibility: Administration - Fair Housing Action Plan: General Housing (Plan A)	50,000
<b>CARE Fresno</b> Funds will be used for the delivery of volunteer services to targeted neighborhood projects where the District Crime Suppression Team and the Problem Oriented Police (POP) Team is working; develops community support groups and seeks agencies to assist the targeted area residents with methods of resolving localized problems and with the development of self-sufficiency skills. Eligibility: Low/Mod Area Benefit - Crime Awareness Action Plan: Non-Housing Community Development (Plan F)	60,000
<b>Consumer Credit Counseling</b> Funds will be used to provide education and counseling services with an emphasis in preparing low-income persons to qualify for home ownership and reducing homeowner foreclosure rates. Funds will be used to fund a total of 29 workshops in English, Spanish and Hmong. Eligibility: Low/Mod Area Benefit - Public Services Action Plan: External Support and Coordination of Services (Plan H)	40,000



<b>Section 108 Repayment</b>	150,000
Annual payment to repay three Section 108 Loans, as required by HUD.	
Eligibility: Low/Mod Area Benefit - Economic Development	
Action Plan: Economic Development (Plan I)	
<b>District Crime Suppression Teams (DCST)</b>	1,008,300
Funds are used to enhance community-policing efforts in a proactive manner in troubled CDBG areas.	
Eligibility: Low/Mod Area Benefit - Crime Awareness	
Action Plan: Non-Housing Community Development (Plan F)	
<b>Park Improvements</b>	297,500
Funds will be used to for site design and engineering surveys for the development of Dickey Youth Center.	
Eligibility: Low/Mod Area Benefit - Public Facilities	
Action Plan: Non-Housing Community Development (Plan E)	
<b>Senior Hot Meals Program</b>	465,500
Funds will be used to provide hot meals to seniors at various park locations and to homebound seniors.	
Eligibility: Low/Mod Limited Clientele Benefit - Senior Services	
Action Plan: Anti-Poverty (Plan G)	
<b>Senior Paints and Emergency Grants</b>	179,900
Funds will be used for a paint program for senior citizens and an emergency repair program for homeowners with serious code violations that are unable to afford the cost of the repairs. Includes program delivery costs.	
Eligibility: Low/Mod Benefit - Housing	
Action Plan: General Housing (Plan B)	
<b>Inner City Fee Reduction</b>	150,000
Funds will be used to promote economic development in low/mod areas of the City by reducing development fees.	
Eligibility: Low/Mod Area Benefit - Economic Development	
Action Plan: Economic Development (Plan I)	
<b>Storm Drain Basin</b>	4,000
Funds will be used to pay for the annual lease on a storm water basin located in Highway City near Barcus and State Avenues.	
Eligibility: Low/Mod Area Benefit - Public Facilities	
Action Plan: Non- Housing Community Development (Plan E)	

<b>Enrichment Program</b> Provide positive youth enrichment by providing educational, social, and recreational programs that create additional opportunities and improve the quality of life for children and families at area schools and neighborhood centers Eligibility: Low/Mod Area Benefit - Public Services Action Plan: External Support and Coordination of Services (Plan H)	150,000
<b>Concrete Reconstruction and Street Improvements</b> Funding for neighborhood street improvements, including installation and/or replacement of sidewalk, curb and gutter and street resurfacing in CDBG residential areas bounded by:  Shaw/ North/ Chestnut/ Marks Herndon/ north City limit/ Golden State/ Blackstone Divisadero/ California/ Fresno/ Ventura McKinley/ Olive/ West/ Palm Belmont/ Tulare/ Maple/ Peach  Eligibility: Low/Mod Area - Public Facilities Action Plan: Non-Housing Community Development (Plan E)	2,285,900
<b>CDBG Program Administration</b> Funds will be used to administer the CDBG Program to ensure all federal regulations are met. Included in program administration are the costs for: program development, monitoring, oversight and financial management, citizen participation, historic preservation, homeless services, and implementation committees. Eligibility: Administration Action Plan: Administration and Monitoring (Plan J)	603,200
<b>Housing Program Delivery</b> Facilitate the development of low-income housing, single and multi-family; administer the HOME-CHDO program, housing rehabilitation and homebuyer programs. Eligibility: Administration Action Plan: Administration and Monitoring (Plan J)	439,500
<b>Community Youth and Senior Centers</b> Provide funds for senior and youth recreational activities at community centers located in CDBG eligible areas. Eligibility: Low/Mod Area Benefit - Public Services Action Plan: External Support and Coordination of Services (Plan H)	350,000
<b>Downtown Vocational School</b> Provide funds for the acquisition of a site to develop a downtown vocational school as a part of a Regional Job Initiative. Eligibility: Low/Mod Area - Public Facilities Action Plan: Non-Housing Community Development (Plan E)	300,000

**Coalition for Urban Renewal Excellence (CURE)** 40,000

Provide funds to a local nonprofit agency to rehabilitate homes and make them available to low-income persons.

Eligibility: Low/Mod - Housing Rehabilitation

Action Plan: General Housing (Plan B)

**Fresno West Coalition for Economic Development** 65,000

Implement the Community Revitalization Initiative (CRI) in southwest Fresno. The CRI calls for the development of 500 new housing units and the rehabilitation of 50 homes over the next three years.

Eligibility: Administration

Action Plan: Administration and Monitoring (Plan J)

**House of Hope** 60,000

Funds will be used to renovate a facility that operates an outreach center for low income, at risk youth.

Eligibility: Low/Mod Area - Public Facilities

Action Plan: Non-Housing Community Development (Plan E)

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**TOTAL CDBG FUNDS REQUESTED** **\$10,011,000**

## HOME INVESTMENT PARTNERSHIPS PROGRAM

	FY04 Adopted	FY 05 Proposed
<b>Sources of Revenue</b>		
Entitlement	\$4,146,742	\$4,134,470
Program Income	1,200,000	4,734,275
Carryover - CHDO	659,689	-0-
Carryover - Projects	3,194,019	1,907,855
<b>Total Revenue</b>	<b>\$9,200,450</b>	<b>\$10,776,600</b>

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<b>General Housing Plan</b>	<b>\$6,213,153</b>
<b>New Construction of Affordable Housing - Plan A</b>	

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**CHDO Activities - \$620,171**

Mandated by the HOME Program, these funds are set aside for Community Development Housing Organizations (CHDO) activities.

Eligibility: Low/Mod Direct Benefit

**New Housing Development - \$5,592,982**

Funds will be used for programs to create additional housing opportunities for low-income residents.

Eligibility: Low/Mod – Housing

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<b>General Housing Plan</b>	<b>\$4,030,000</b>
<b>Housing Rehabilitation and Acquisition Program – Plan B</b>	

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**Home Buyer Assistance Programs - \$2,000,000**

Funds will be used for the Home Buyer Assistance Program

Eligibility: Low/Mod Benefit – Homebuyer Assistance

**Owner-Occupied Housing Rehabilitation - \$375,000**

Funds will be used to subcontract with the Housing Authority to carry out the City's Housing Rehabilitation Program.

Eligibility: Low/Mod – Housing Rehabilitation

**Infill Development - \$1,575,000**

Funds will be used for land acquisition and new construction of housing for low-income families.

Eligibility: Low/Mod – Housing Rehabilitation

**Rental Improvements - \$80,000**

Funds will be used to subcontract with the Housing Authority for the rehabilitation of multifamily rental units.

Eligibility: Low/Mod Direct Benefit – Homebuyer Rehabilitation

<b>General Housing Plan</b>	<b>\$533,447</b>
<b>Effective Program Monitoring – Plan J</b>	

**HOME Administration - \$533,447**

The regulations allow for up to 10% of the entitlement and program income to be used for administrative support to ensure all federal regulations are met.

Eligibility: Administration

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<b>TOTAL HOME FUNDS REQUESTED</b>	<b>\$10,776,600</b>
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## AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

	FY04 Adopted	FY 05 Proposed
<b>Sources of Revenue</b>		
Entitlement	-0-	\$338,235
Program Income	-0-	-0-
Carryover - CHDO	-0-	-0-
Carryover - Projects	-0-	-0-
<b>Total Revenue</b>	-0-	-0-
<b>General Housing Plan</b>		<b>\$338,235</b>
<b>Housing Rehabilitation and Acquisition Program – Plan B</b>		

**Home Buyer Assistance Programs - \$338,235**

Funds will be used for the Home Buyer Assistance Program

Eligibility: Low/Mod Benefit – Homebuyer Assistance

## Emergency Shelter Grant Program

	FY04 Adopted	FY 05 Proposed
<b>Sources of Revenue</b>		
Entitlement	\$288,000	\$343,189
Program Income	-0-	-0-
Carryover - Projects	-0-	-0-
<b>Total Revenue</b>	\$288,000	\$343,189

Eligible Activity	Requested Funding
<b>ESG Administration</b> Funds for administration of the ESG Grant to assure that all federal ESG regulations are met. Eligibility: Administration Action Plan: Anti-Poverty (Plan G)	\$ 17,159
<b>Homeless Providers</b> Funds for reimbursement of shelter expenses, utilities, insurance for the following shelter: EOC Sanctuary Youth Center – \$63,695 Marjaree Mason Center - \$82,949 Maroa Home - \$23,646 Poverello House - \$87,513 Spirit of Woman - \$42,144 Turning Point of Central California - \$23,852 Eligibility: Homeless Operations Action Plan: Anti-Poverty Action (Plan G) and (Plan H)	326,030
<b>TOTAL ESG FUNDING REQUESTED</b>	\$343,189

## **APPENDICES**



# **APPENDIX A**

## **MAPS**

CDBG AREA AND CENSUS TRACTS

CONCENTRATION OF AFRICAN AMERICANS

CONCENTRATION OF ASIAN AMERICANS

CONCENTRATION OF HISPANICS

## **APPENDIX B**

### **CITIZEN PARTICIPATION**

## **APPENDIX C**

### **PUBLIC NOTICES**

## **APPENDIX D**

### **PUBLIC COMMENTS**

**ALL PUBLIC COMMENTS WILL BE INCLUDED IN THE FINAL FY 2005  
ACTION PLAN**

## **APPENDIX E**

### **FY 2005 APPLICATIONS FOR FEDERAL ASSISTANCE**

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)**

**HOME INVESTMENT PARTNERSHIPS (HOME)**

**EMERGENCY SHELTER GRANT (ESG)**

**APPLICATIONS FOR FEDERAL ASSISTANCE WILL BE INCLUDED IN THE FINAL  
FY 2005 ACTION PLAN**

## **APPENDIX F**

### **PROGRAM CERTIFICATIONS**

**APPLICATIONS FOR FEDERAL ASSISTANCE WILL BE INCLUDED IN THE FINAL  
FY 2005 ACTION PLAN**

## **APPENDIX G**

### **DESCRIPTION OF PROPOSED PROJECTS HUD TABLE 3**

**APPLICATIONS FOR FEDERAL ASSISTANCE WILL BE INCLUDED IN THE FINAL  
FY 2005 ACTION PLAN**

## **APPENDIX H**

### **HOUSING POLICIES**